

**RUSH
WITT &
WILSON**



**Leigh Green Fruit Farm Appledore Road, Tenterden, Kent TN30 7DH
Offers In The Region Of £950,000**

Rush Witt & Wilson are pleased to offer this well presented detached bungalow with attached chalet style annex sitting in gardens and grounds of 8.63 acres (tbv) located on the outskirts of Tenterden.

The well-proportioned accommodation comprises of an entrance hallway, kitchen/dining room, utility room, living room with log burning stove, three bedrooms and a family bathroom. The annex offers accommodation arranged over two floors comprising an entrance hallway, bathroom, bedroom, kitchen and living/dining room with feature fireplace on the ground floor and a first floor bedroom with en-suite shower room.

Outside the property benefits from extensive off road parking, a detached 32'8 x 15'0 garage with adjoining workshop, a detached 27'6 x 24'8 barn as well as a further outbuilding requiring refurbishment, there are extensive gardens including a delightful wildlife pond and a range of paddocks.

'Leigh Green Fruit Farm' will undoubtedly appeal to a variety of buyers to include those looking for equestrian, seeking large family accommodation, independent annex accommodation or even possible development/replacement (subject to approved planning permission). An internal inspection is highly recommended to truly appreciate the great accommodation and impressive gardens and grounds on offer. For further information and to arrange a viewing please call our Tenterden office on 01580 762927.



Entrance Hallway

With oak entrance door and window to the front elevation, fitted shelved storage cupboard, recessed ceiling spotlights, wood effect laminate flooring, radiator and doors to:

Family Bathroom

Fitted with a white suite comprising low level W.C, pedestal wash-hand basin, panelled bath, fully tiled shower cubicle with sliding door, radiator, recessed ceiling spot lights and obscured glazed window to the rear elevation.

Living Room

17'11 max x 11'11 (5.46m max x 3.63m)
Being triple aspect with windows to the front and side elevations, glazed double doors allowing access through to the garden, attractive fireplace with inset log burning stove, two radiators and wood effect laminate flooring.

Kitchen/Dining Room

18'7 x 10'10 (5.66m x 3.30m)
Fitted with a range of cream shaker style cupboard and drawer base units with matching wall mounted cupboards, complementing part woodblock/part granite work surface with matching splash-backs and inset butler sink and inset electric hob with integrated oven beneath, fireplace with inset multi fuel range cooker, space for table and chairs, quarry tiled flooring, recessed ceiling spot lights, windows to the side and rear elevations. Part glazed door to:

Utility Room

12'5 x 6'4 (3.78m x 1.93m)
Fitted cream shaker style cupboard base units with stainless steel sink/drainer unit above, space and plumbing for washing machine, space and point for free standing fridge/freezer, floor standing oil fired boiler, tiled flooring, window to the rear elevation and part glazed stable door allowing access through to the garden.

Hallway

With window to the front elevation, recessed ceiling spotlights, wood effect laminate flooring and doors to:

Bedroom 1

13'11 x 12'0 (4.24m x 3.66m)
Being triple aspect with windows to both sides and front elevations, wood effect laminate flooring and radiator.

Bedroom 3

10'8 x 7'10 (3.25m x 2.39m)
Currently utilised as a home office with window to the rear elevation, wood effect laminate flooring and radiator.

Bedroom 2

14'1 x 12'0 (4.29m x 3.66m)
With window to the side elevations, radiator and connecting door through to the rear hallway/annex.

Rear Entrance Hallway (Annex)

With entrance stable door and window to the side elevation, wood effect laminate flooring, radiator and doors to:

Bathroom

Fitted with a white suite comprising low level W.C, pedestal wash-hand basin, panelled bath with mixer tap and hand held shower attachment, heated towel rail, part tiled walls, obscured glazed window to the side elevation.

Bedroom

10'7 x 10'0 (3.23m x 3.05m)
Currently utilised as a dining room with window to the side elevation, wood effect laminate flooring, access to loft space and radiator.

Living/Dining Room

17'11 x 15'5 (5.46m x 4.70m)
Being double aspect with window to the side and glazed double doors to the rear elevation allowing access through to the garden, attractive exposed brick feature fireplace with inset log burning stove, stairs rising to the first floor with fitted storage cupboard beneath, wood effect laminate flooring, radiator and archway through to:

Kitchen

11'0 x 10'0 (3.35m x 3.05m)
Fitted with a range of cream shaker style cupboard and drawer base units with complementing work surface and inset ceramic sink/drainer unit, inset electric hob with stainless steel back plate, integrated oven beneath and stainless steel extractor canopy above, space and plumbing for washing machine, space and point for dishwasher, space and point for free standing fridge/freezer, floor standing oil fired boiler, wood effect laminate flooring, radiator, windows to the side and rear elevations.

First Floor

Bedroom

10'10 x 16'9 max (3.30m x 5.11m max)
With stairs rising from the living/dining room, window to the side and Velux style window to the rear elevation, radiator and door to:

En-Suite Shower Room

Fitted with a white suite comprising low level W.C, wall mounted wash-hand basin, corner shower cubicle and heated towel rail.

Outside

Gardens & Grounds

The generous gardens and grounds are a real feature of Leigh Green Fruit Farm and are thought measure to approximately 8.63 acres (tbv). The property sits back from the road with being accessed via double metal gates leading to a driveway providing extensive off-road parking and turning space and access to the detached garage. The property is surrounded by lawned gardens which are interspersed with a selection of mature trees which leads off through a number of open paddocks, orchards and areas of light woodland,

Detached Garage

32'8 x 15'0 (9.96m x 4.57m)
With double doors to the front and windows to both side elevations, light and power connected, personal door leading through to:

Adjoining Workshop

15'5 x 11'10 (4.70m x 3.61m)
With entrance door to the side elevation, range of windows to both side and rear, fitted work bench.

Detached Barn

24'8 x 27'6 (7.52m x 8.38m)
With double doors to the front and window to the rear elevation, fitted work bench, light and power connected.

Agent Note

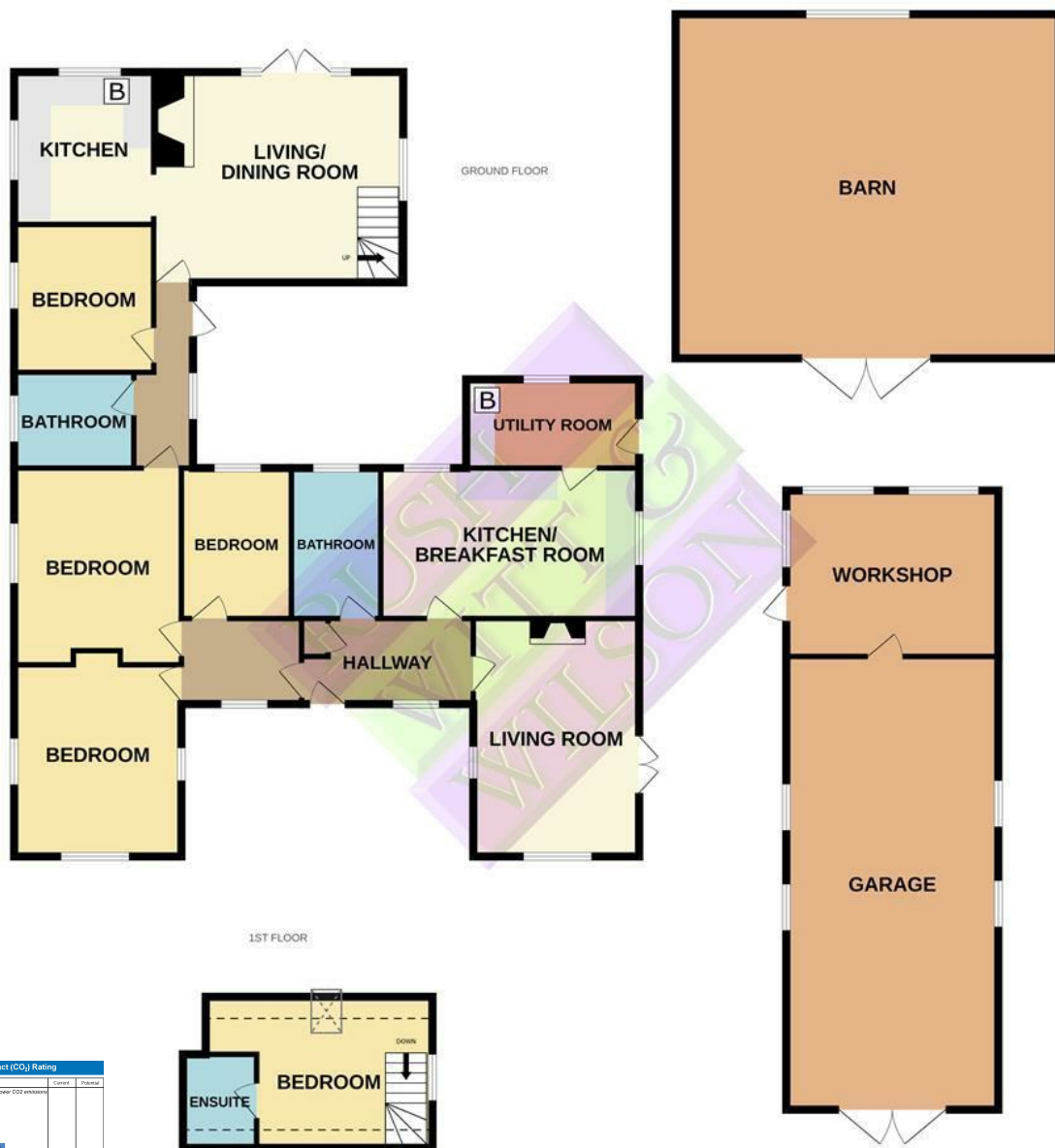
Please note the property is on private drainage.

Council Tax Band - Leigh Green Fruit Farm: Band C / Annex at Leigh Green Fruit Farm: Band A

These particulars are produced in good faith, but are intended to be a general guide only and do not constitute any part of an offer or contract. It should not be assumed that the property has all necessary planning, building regulation or other consents. None of the services or appliances mentioned in these sale particulars have been tested.

Rush Witt & Wilson advise all prospective purchasers should satisfy themselves by full inspection, survey, searches/enquiries and professional advice about all relevant aspects of the property. The text, photographs and floor plans are for guidance only and the measurements quoted are approximate and should not be relied upon for any other purpose.



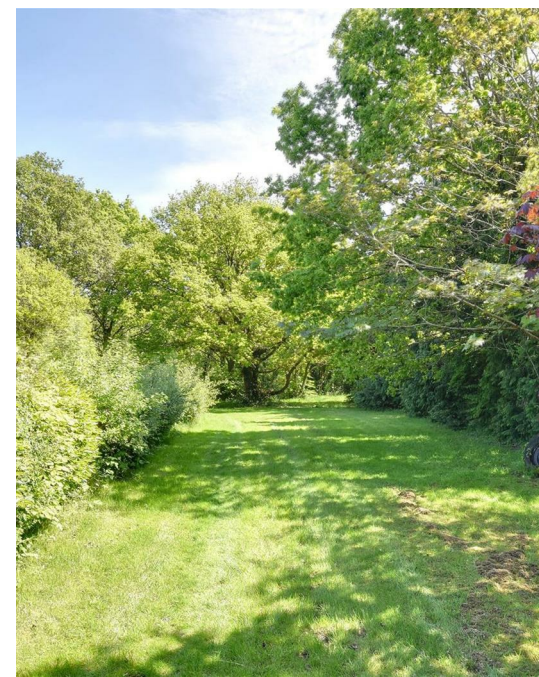
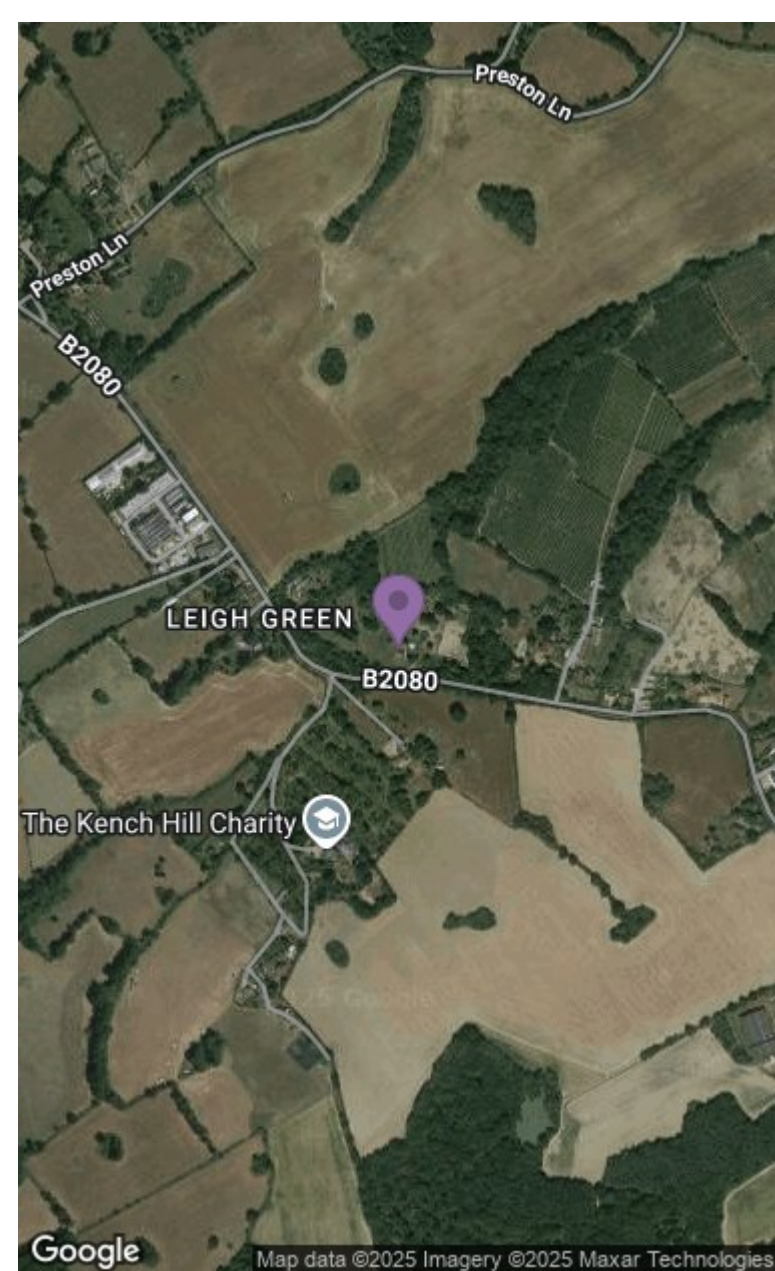


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	92-100		
B	81-91		
C	69-80		
D	55-68		
E	39-54		
F	29-38		
G	1-28		
Not energy efficient - higher running costs			
England & Wales		79	52
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
A	92-100		
B	81-91		
C	69-80		
D	55-68		
E	39-54		
F	29-38		
G	1-28		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
EU Directive 2002/91/EC			

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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